

Land Use, Parks and Environment Committee Meeting Minutes Tuesday, April 22, 2003

Chair Kolb called the meeting to order at 8:05 a.m.

Present: Chair Walter Kolb, County Board Supervisors Pauline Jaske, James Jeskewitz, Scott Klein and Matt Thomas, Vera Stroud and Dan Pavelko

Also Present: Legislative Policy Advisor Mark Mader, Planning and Zoning Manager Dick Mace, County Board Chairman Jim Dwyer, developers Jim Jendusa and Pat Johnson of Mission Lakes LLC and Office Services Coordinator Windy Jicha.

Consider Proposed Ordinance: 157-O-146 Amend the Waukesha County Shoreland and Floodland Protection Ordinance of the Town of Oconomowoc, by Conditionally Rezoning Certain Lands Located in Part of the SW ¼ of Section 36, T8N, R17E, Town of Oconomowoc, from the R-3 Residential and P-1 Public and Institutional Districts to the B-2 Local Business District (SZ-1474)

Mace showed an aerial picture of Okauchee and highlighted pertinent details in regards to the property in this ordinance. He said the property has a church and school on it but the church is now closed. The property is on Florence Lake. The developers are proposing to buy the property and building condos on it. The condos will be three stories tall. Oconomowoc and Okauchee are planning a turnabout near the area where the condos are with businesses built in the center. Mace said he didn't bring the turnabout design with him. He passed around a map of the area and showed the committee where the turnabout will be located.

Mace said the developers are buying property from the fire department to add to the total lake frontage. The fire department presently has public access to the lake. The land is a steep drop off to the lake with a big grassy area by the shore. The lake, deemed private by the DNR, is fairly deep and clear. Sewers serve the property. The condos will be available for people age 55 years and above. The ordinance will be drafted to allow up to 15 units per acre. The units in this complex are planned to be smaller than normal. The facility is close to many services such as a doctor's and dentist's office, bank, insurance agent, hair salon, restaurant, convenience store, etc. There will be a shuttle available for residents to take them to the grocery store.

Johnson said this is an existing church property but the church moved to Nashotah. The property has a village sense to it because it will be convenient to seniors who live there. Most of everything else is in walking distance. Besides having a hair salon and restaurant nearby, a pharmacy will come in three times a week for residents. A shuttle service is also available to take residents anywhere. The response from people interested in presales has been favorable. The property is set on a 21-acre lake and fits into the Okauchee area renovation. It will be a catalyst to help the village grow. Each unit will have one to two underground parking spaces.

Dwyer said that there were public concerns about the height of the buildings because the fire department didn't have the equipment to handle three story buildings. Johnson said this has been addressed. The fire department will have a ladder truck available to them by November 2004 which is before occupancy is scheduled to take place. The fire department gave their blessing on the project.

Jendusa said they are putting in a pump house with two hydrants on the property. The project is not sprinkled but meets state requirements. The project will be built of steel and concrete and not much wood will be used.

Mace said the developers have to get approval from the state yet for a permit. Kolb said it wouldn't be a bad idea to install the main sprinkler pipes during construction even if they don't plan on using them. It would be difficult to retrofit pipes in a concrete and steel building. Kolb said he thinks this is a good development.

Klein asked if the parking lot on Wisconsin Avenue will be screened? Jendusa said there will be landscaping and trees between the parking lot and the road. Walter would like to see the landscaping and screening issues left up to Okauchee to decide rather than handling it on the county level. Klein said almost all communities are

screening parking lots to keep the community from looking like a used car lot. Jendusa said the landscaping plan has yet to be approved by the city. This may be addressed at that time.

MOTION: Jaske moved, Pavelko second, to approve Ordinance: 157-O-146 Amend the Waukesha County Shoreland and Floodland Protection Ordinance of the Town of Oconomowoc, by Conditionally Rezoning Certain Lands Located in Part of the SW ¼ of Section 36, T8N, R17E, Town of Oconomowoc, from the R-3 Residential and P-1 Public and Institutional Districts to the B-2 Local Business District (SZ-1474). **Motion carried: 7-0.**

Motion to Adjourn

MOTION: Pavelko moved, Jeskewitz second, to adjourn the meeting. **Motion carried: 7-0.** Meeting adjourned at 8:34 a.m.

Respectfully submitted,

Pauline T. Jaske
Secretary